

## STREET STANDARD DEVIATION REQUEST NARRATIVE Brown Bear Car Wash

Prepared by:  
Barghausen Consulting Engineers, Inc.  
March 13, 2020

Assessor Map:	NE-28-24-6
Tax Lot Numbers	8843500440
Zoning District:	Mixed Use
Comprehensive Plan:	Mixed Use
Site Size:	0.42 acres (18,402 square feet)
Address:	55 N.W. Gilman Boulevard
Location:	SEC – N.W. Gilman Boulevard and 1st Avenue N.E., Issaquah, Washington

### 1. Project Overview

A Site Development Permit application is currently in review for the proposal to construct a Brown Bear Car Wash (2,125 square feet) and 27- by 20-foot Auto Sentry canopy structure. The application was reviewed and the City confirmed that half-street improvements are required along 1st Avenue NW.

The Street Standards Manual requires a minimum 6-foot sidewalk along all public right-of-ways, including 1st Avenue NW, and a 5-foot landscaped strip along the right-of-way and sidewalk. The site plan depicts a street dedication of 6-feet to accommodate a new sidewalk and a landscape dedication is not shown.

The site is located on a .42 acre, triangular-shaped site and has unusual property characteristics that make meeting all required street standards difficult. The irregular shape of the property requires the car wash to be placed along the longest property line to accommodate the minimum length of the car wash tunnel and 6-car on-site queue. An additional dedication to include landscaping with half street improvements would take away necessary space for a queue, parking, and vehicle circulation.

We respectfully request the City to approve a landscape deviation from street standards.

### 2. Purpose of Request

#### Street Standard Deviation

Pursuant to Issaquah Street Standards (Transportation) Manual, a street standard deviation shall be approved if the following findings are made:

1. *The deviation will achieve the intended result in equivalent or superior design.*

**Response:** A 13-foot landscape strip is provided between the car wash and the property line along 1st Avenue NW to meet City's Landscape Code. The perimeter landscape strip meets the intent of the City's Street Standards Manual to provide adequate landscaping along sidewalks.

The applicant will meet all other standards for street improvements on collector streets. A sidewalk, crosswalk, accessible ramp, and streetlights are proposed as part of the development of the car wash.

2. *The deviation addresses public safety and operation.*

**Response:** The deviation is requested for the subject property to meet the City's landscaping requirements for parking lots, parking, queue lanes, and circulation. Without the deviation, the car wash project does not have enough space to adequately operate the ingress and egress of vehicles.

3. *The deviation will not adversely affect how well the surrounding nearby public facilities can be maintained.*

**Response:** The perimeter landscape strip on the subject property will be maintained as described in Section 18.12 of the Code.

### **Conclusion**

The above narrative demonstrates that the deviation meets the City's standards for street deviation approval criteria. The City's approval of this deviation is respectfully requested.

# AFFIDAVIT OF SERVICE OF MAILING

State of Washington   )  
 County of King        )  
 City of Issaquah       )

Brian D. Moss, being first duly sworn, upon oath, deposes and states:

That on the 20<sup>th</sup> day of February, 2020, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

SAP19-00003 Notice of Application - Brown Bear CAR WASH  
& Vicinity MAP parcel # 8843500440  
& Site MAP - CAR WASH Enterprises

Brian D. Moss

Signed by

SUBSCRIBED AND SWORN to before me this 20<sup>th</sup> day of February, 2020



Jennifer A. Woods  
 Notary Public in and for the State of Washington  
 residing at Monroe, WA, therein.  
 Expiration date: 11-02-2020

# Notice of Application



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

**Project Name:** Brown Bear Car Wash

**Application:** November 15, 2019

**Application Complete:** November 22, 2019

**Notice of Application:** February 21, 2020

**Notice of Application Public Comment Period:**

February 21, 2020 – March 6, 2020

(See Public Comment below for more information)

## PROJECT INFORMATION

**File Number(s):** SDP19-00003

**Project Description:** Site Development Permit application for a new car wash that consists of a 2,125 square-foot tunnel wash with equipment room and auto sentry canopy for unattended sales transactions. The proposal will also include street improvements along 1<sup>st</sup> Ave NW. (See Site Plan)

**Project Location:** 55 NW Gilman Blvd (See Vicinity Map)

**Size of Subject Area in Acres:** 0.42 **Sq. Ft.:** 18,431

**Applicant:**

Caitlin Hepworth

Barghausen Consulting Engineers, Inc.

18215 72<sup>nd</sup> Ave

Kent, WA 98032

Phone: 425-251-6222; Email: [chepworth@barghausen.com](mailto:chepworth@barghausen.com)

**Decision Maker:** Development Commission

**Required City Permits:** SEPA

**Required City Permits, Not Part of this Application:** Site Work, Building, Landscape

**Required Studies:** Stormwater, Geotechnical Report

**Existing Environmental Documents Relevant to this**

**Application:** Mitigated Determination of Non-Significance (SEP17-00016)

## REGULATORY INFORMATION

**Zoning:** MU - Mixed Use

**Comprehensive Plan Designation:** Mixed Use

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:**  
Comprehensive Plan

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## PUBLIC MEETING AND PUBLIC HEARING:

The Development Commission is the decision maker for the Site Development Permit application. Date and time of the meeting and hearing has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

## CITY CONTACT INFORMATION

**Project Planner:** Valerie Porter, Associate Planner

**Phone Number:** 425-837-3094

**E-Mail:** [Valeriep@issaquahwa.gov](mailto:Valeriep@issaquahwa.gov)

**Development Services Department:**

**Phone Number:**

425-837-3100

**E-Mail:**

[DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)





# Vicinity Map – 55 NW Gilman Blvd (Parcel No.: 8843500440)



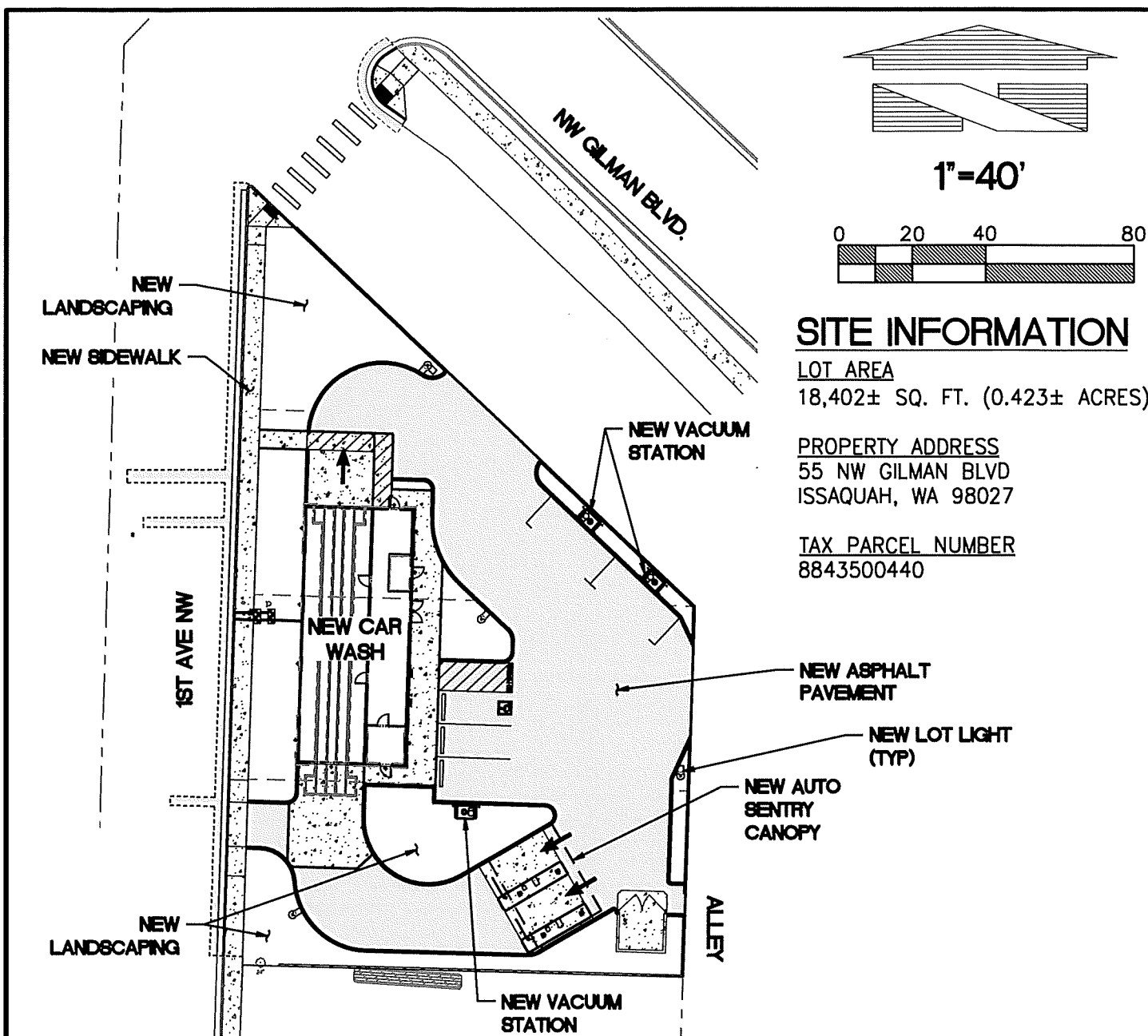
978.0 0 489.02 978.0 Feet

1:5,868



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.





## SITE INFORMATION


LOT AREA  
18,402± SQ. FT. (0.423± ACRES)

PROPERTY ADDRESS  
55 NW GILMAN BLVD  
ISSAQUAH, WA 98027

TAX PARCEL NUMBER  
8843500440

## PROJECT PROPOSAL

THE PROJECT CALLS FOR THE CONSTRUCTION OF A BROWN BEAR CAR WASH CONSISTING OF A 2,125-SQUARE FOOT TUNNEL BAY WITH EQUIPMENT ROOM AND 27- BY 20-FOOT AUTO SENTRY CANOPY STRUCTURE FOR UNATTENDED, POINT-OF-SALE TRANSACTIONS. ADDITIONAL SITE IMPROVEMENTS WILL INCLUDE FREESTANDING AND WALL SIGNAGE, ASPHALT PAVING AND STRIPING, NEW CURB CUTS, LOT LIGHTS, PERIMETER LANDSCAPING, SURFACE PARKING FOR FIVE (5) VEHICLES, UTILITY CONNECTIONS, AND A VACUUM STATION.

Job Number <b>20693</b>	Designed <u>ADW</u> Drawn <u>ADW</u> Checked <u>AEM</u> Approved <u>CRJ</u> Date <u>11/12/19</u>	Scale: Horizontal: 1"=40' Vertical: NA   <b>BARGHAUSEN CONSULTING ENGINEERS, INC.</b> 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	For: <b>CAR WASH ENTERPRISES, INC.</b>
Sheet <b>1 of 1</b>			Title: <b>BROWN BEAR CAR WASH</b> <b>55 NW GILLMAN BLVD</b>

ATTN CORP REAL ESTATE ASSESS  
BANK OF AMERICA  
101 N TRYON ST NC1-001-03-81  
CHARLOTTE NC 28255

BEDFORD ISLAND 57 LLC  
21827 SE 20TH ST  
SAMMAMISH WA 98075

BREAD FOR LIFE LLC  
1016 W LAKE SAMMAMISH PKWY NE  
BELLEVUE WA 98008

CAR WASH ENTERPRISES INC  
3977 LEARY WY NW  
SEATTLE WA 98107

CITY OF ISSAQUAH  
1775 12TH AVE  
ISSAQUAH WA 98027

DARIGOLD INC  
PO BOX 34377  
SEATTLE WA 98124

DITTO TOO PROPERTIES LLC  
745 RAINIER BLVD N  
ISSAQUAH WA 98027

ATT STUART SULMAN  
FRONT STREET CROSSING LLC  
3209 17TH AVE W  
SEATTLE WA 98119

ISSAQUAH CITY OF  
PO BOX 1307  
ISSAQUAH WA 98027

C/O LOMAX ALAN K+MARLENE A  
LOMAX T P LLC  
S415 143RD AVE SE  
BELLEVUE WA 98006

C/O ANDERSON & CO  
MBA ISSAQUAH PROPERTIES LLC  
7420 SE 24TH ST #4  
MERCER ISLAND WA 98040

MERISAI PETROLEUM LLC  
25 NW GILMAN BLVD  
ISSAQUAH WA 98027

MITCHELL LAVERA P LLP  
10726 ISSAQUAH HOBART RD SE  
ISSAQUAH WA 98027

NATURAL VET LLC  
795 1ST AVE NW  
ISSAQUAH WA 98027

PACWEST ENERGY  
3450 E COMMERCIAL CT  
MERIDIAN ID 83642

TABLER MICHAEL REX  
P O BOX 1230  
EPHRATA WA 98823

WATKINS-PINE TREE LLC  
P O BOX 972  
ISSAQUAH WA 98027

# Affidavit of Sign Installation



Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 DSD@issaquahwa.gov

## AFFIDAVIT OF SIGN INSTALLATION

STATE OF WASHINGTON )  
COUNTY OF KING ) ss  
CITY OF ISSAQUAH )

I/We, Car Wash Enterprises, Inc.,  
being duly sworn depose and say, that I/we are the owner(s) of the property legally described  
below, and that signage has been posted on said property as specified by the City of Issaquah  
Land Use Code IMC 18.04.180 Public Notification. The sign was installed on September 1  
2022 (date).

Legal Description:

9/15/21

Owner's Signature

Date

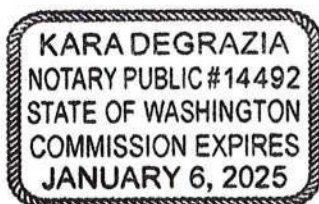
Owner's Signature

Date

Mailing Address: 3977 Leary Way NE Seattle WA 98107  
Street City State Zip

Phone: \_\_\_\_\_  
Home Business

Subscribed and sworn to before me this 13 day of September, 2021



Kara DeGrazia Kara DeGrazia

Notary Public in and for the STATE OF WASHINGTON

Residing at Seattle





**PROPOSED LAND USE ACTION**  
City of Issaquah

Project Description: Site Development Permit for a new 2,500 square foot car wash

Project Location: 55 NW Gilman Blvd.  
Issaquah, WA 98027

Public Hearing: Date to be determined

To submit comments or obtain additional information, please contact:

City of Issaquah, Planning Department  
PO BOX 1307  
Issaquah, WA 98027  
(425) 837-3085

**NATIONAL**  
RENT-A-FENCE  
800-352-5675  
rentanational.com

**NATIONAL**  
RENT-A-FENCE  
800-352-5675  
rentanational.com

## Valerie Porter

---

**Subject:** FW: Brown Bear Carwash - DC Meeting - SDP19-00003  
**Attachments:** 2.jpg; 1.jpg

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**From:** Glenna Mahar <gmahar@barghausen.com>  
**Sent:** Friday, January 14, 2022 9:16 AM  
**To:** Valerie Porter <Valeriep@issaquahwa.gov>  
**Subject:** RE: Brown Bear Carwash - DC Meeting - SDP19-00003

Hi Valerie! We updated the public notice sign yesterday to include the meeting date. Thanks!

**Glenna Mahar | Assistant Planner**  
Office: 425-251-6222 | Ext: 7336  
Barghausen Consulting Engineers, Inc.  
18215 72<sup>nd</sup> Avenue South, Kent, WA 98032  
[www.barghausen.com](http://www.barghausen.com)



**PROPOSED LAND USE ACTION**  
City of Issaquah

Project Description: Site Development Permit for a new 2,500 square foot car wash

Project Location: 55 NW Gilman Blvd,  
Issaquah, WA 98027

Public Hearing: February 2, 2022  
SEPA Comment/ Appeal Period:  
11/4/21-11/25/21

To submit comments or obtain additional information, please contact:

City of Issaquah, Planning Department  
PO BOX 1307  
Issaquah, WA 98027  
(425) 837-3080

**NATIONAL**  
RENT-A-FENCE  
800-352-5675

**NATIONAL**  
RENT-A-FENCE  
800-352-5675

**NATIONAL**  
RENT-A-FENCE  
800-352-5675



**DECLARATION OF SERVICE OF MAILING**

I, BRIAN D. MOSS, state and declare as follows:

That on the 18<sup>th</sup> day of JANUARY, 2022, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition:

Notice of Public Meeting: Brown Bear Car Wash  
PR13-00024; SDP19-00003; SEP20-00006  
Site plan: Vicinity Map

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed on the 18<sup>th</sup> day of JANUARY, 2022 at ISSAQUAH, Washington.

BRIAN D. MOSS

Printed Name



Signature

# Notice of Public Meeting



CITY OF  
ISSAQUAH  
WASHINGTON

Community Planning & Development  
Department  
P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 CPD@issaquahwa.gov

## Project Name: Brown Bear Car Wash

**Application:** November 15, 2019  
**Application Complete:** November 22, 2019  
**Notice of Public Meeting:** January 19, 2022

**Date:** Wednesday, February 2, 2022  
**Time:** 7:00 PM  
**Location:** Virtual: [issaquahwa.gov/BrownBearCarWash](https://issaquahwa.gov/BrownBearCarWash)

### PROJECT INFORMATION

**File Number(s):** PRJ13-00024, SDP19-00003, SEP20-00006

**Project Description:** A Site Development Permit application for a new car wash that consists of a 2,125 square-foot tunnel automated car wash and auto sentry canopy for unattended sales transactions. The proposal will also include installing remediation equipment and constructing street improvements.  
(See Site Plan)

**Project Location:** 55 NW Gilman Blvd (See Vicinity Map)

**Size of Subject Area in Acres:** 0.42 **Sq. Ft.:** 18,431

#### **Applicant:**

Glenna Mahar, Barghausen Consulting Engineers, Inc.  
18215 72<sup>nd</sup> Ave  
Kent, WA 98032  
Phone: 425-251-6222; Email: [gmahar@barghausen.com](mailto:gmahar@barghausen.com)

**Decision Maker:** Development Commission

**Required City Permits:** SEPA, Site Development Permit

**Required City Permits, Not Part of this Application:** Site Work, Building, Landscape, and Right-of-Way

**Required Studies:** Geotechnical, Stormwater, and Traffic

### REGULATORY INFORMATION

**Zoning:** MU - Mixed Use

**Comprehensive Plan Designation:** Mixed Use

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:**  
Issaquah Municipal Code, Comprehensive Plan

### PUBLIC MEETING INFORMATION

Due to the Governor's Proclamation 20-28 related to the COVID-19 emergency and open public meetings, this meeting is being held remotely. To call into the meeting, dial 1-206-207-1700, enter meeting number (access code) 2492 735 9589#. To view the meeting by computer, the day of the meeting enter the web address above and follow the steps:

1. Enter attendee's name
2. Enter attendee's email address
3. Click Join Now

### PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](https://issaquahwa.gov/development). Click on the parcel, select "View Related Documents and Permits", and then click on "Related Documents" tab to see the available submittals. The full application can be made available for review upon request. Please contact the Project Planner.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Community Planning & Development Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

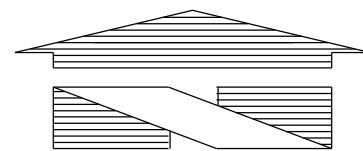
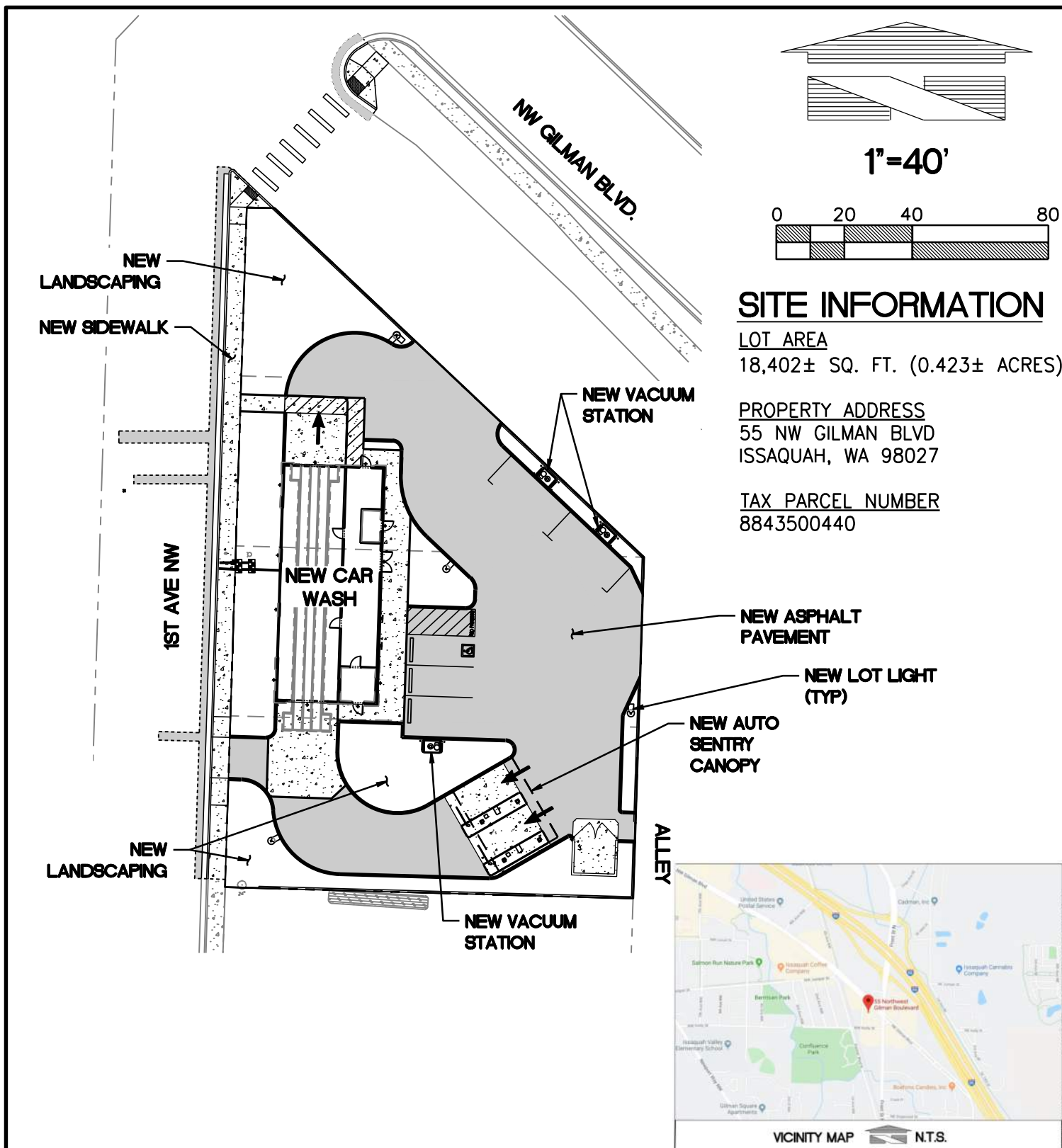
### PUBLIC MEETING:

- Input from the public will be documented in the permit file and forwarded to the Development Commission for their consideration.
- The decision, once rendered, is appealable.

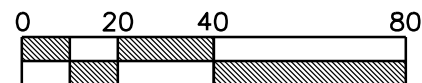
### CITY CONTACT INFORMATION

**Project Planner:** Valerie Porter, Associate Planner  
**Phone Number:** 425-837-3094  
**E-Mail:** [ValerieP@issaquahwa.gov](mailto:ValerieP@issaquahwa.gov)

**Community Planning and Development Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [CPD@issaquahwa.gov](mailto:CPD@issaquahwa.gov)



1"=40'



## SITE INFORMATION

### LOT AREA


18,402± SQ. FT. (0.423± ACRES)

### PROPERTY ADDRESS

55 NW GILMAN BLVD  
ISSAQUAH, WA 98027

### TAX PARCEL NUMBER

8843500440

<b>Job Number</b>  <b>20693</b>	<b>Designed</b> <u>ADW</u> <b>Drawn</b> <u>ADW</u> <b>Checked</b> <u>AEM</u> <b>Approved</b> <u>CRJ</u> <b>Date</b> <u>11/12/19</u>	<b>Scale:</b> Horizontal: 1"=40'      Vertical: NA   <b>BARGHAUSEN CONSULTING ENGINEERS, INC.</b> 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222      BARGHAUSEN.COM	<b>For:</b>  <b>CAR WASH ENTERPRISES, INC.</b>  <b>Title:</b> <b>BROWN BEAR CAR WASH</b> <b>55 NW GILLMAN BLVD</b>
<b>Sheet</b>  <b>1 of 1</b>			



ATTN CORP REAL ESTATE ASSESS  
BANK OF AMERICA  
101 N TRYON ST NC1-001-03-81  
CHARLOTTE NC 28255

BEDFORD ISLAND 57 LLC  
21827 SE 20TH ST  
SAMMAMISH WA 98075

BREAD FOR LIFE LLC  
1016 W LAKE SAMMAMISH PKWY NE  
BELLEVUE WA 98008

CAR WASH ENTERPRISES INC  
3977 LEARY WY NW  
SEATTLE WA 98107

CITY OF ISSAQUAH  
1775 12TH AVE  
ISSAQUAH WA 98027

DARIGOLD INC  
PO BOX 34377  
SEATTLE WA 98124

DITTO TOO PROPERTIES LLC  
745 RAINIER BLVD N  
ISSAQUAH WA 98027

ATT STUART SULMAN  
FRONT STREET CROSSING LLC  
3209 17TH AVE W  
SEATTLE WA 98119

ISSAQUAH CITY OF  
PO BOX 1307  
ISSAQUAH WA 98027

C/O LOMAX ALAN K+MARLENE A  
LOMAX T P LLC  
5415 143RD AVE SE  
BELLEVUE WA 98006

C/O ANDERSON & CO  
MBA ISSAQUAH PROPERTIES LLC  
7420 SE 24TH ST #4  
MERCER ISLAND WA 98040

MERISAI PETROLEUM LLC  
25 NW GILMAN BLVD  
ISSAQUAH WA 98027

MITCHELL LAVERA P LLP  
10726 ISSAQUAH HOBART RD SE  
ISSAQUAH WA 98027

NATURAL VET LLC  
795 1ST AVE NW  
ISSAQUAH WA 98027

PACWEST ENERGY  
3450 E COMMERCIAL CT  
MERIDIAN ID 83642

TABLER MICHAEL REX  
P O BOX 1230  
EPHRATA WA 98823

WATKINS-PINE TREE LLC  
P O BOX 972  
ISSAQUAH WA 98027

# The Seattle Times

## **AFFIDAVIT OF PUBLICATION**

Chris Grabowski  
City of Issaquah  
PO Box 1307  
Issaquah WA 98027

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

01/20/2022

Agent

MAUREEN DUGGAN

Signature

Maureen Duggan

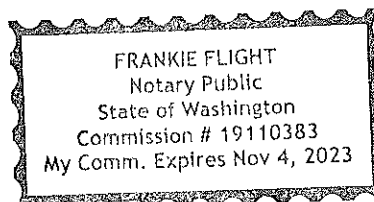
Subscribed and sworn to before me on

01/20/2022

Frankie Flight

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$147.18  
Order No: 19649  
Customer No: 200  
PO #:



**CITY OF ISSAQUAH  
DEVELOPMENT COMMISSION  
PUBLIC MEETING NOTICE  
BROWN BEAR CAR WASH**

The Development Commission will hold a virtual Public Meeting at 7:00 PM on Wednesday, February 2, 2022. The purpose of the public meeting is to take public testimony on an application for a Site Development Permit that has been made by Barhausen Consulting Engineers, Inc. The project is proposing to construct a 2,125-square-foot tunnel automated car wash and 540-square-foot Auto Sentry canopy at 55 NW Olmon Boulevard. Application No(s): SDP19-00003, SEP20-00006.

The proposal may change as a result of the public review process.

Due to the Governor's Proclamation 20-28 related to the COVID-19 emergency and open public meetings, this meeting is being held remotely. To attend or make comments during the public meeting:

Join by computer or smart phone (recommended): [issaquahwa.gov/Brown-BearCarWash](https://issaquahwa.gov/Brown-BearCarWash)  
Join by phone: #1-206-207-1700  
Enter meeting number (access code): 2492 735 9589#

Those desiring to express their views or to be notified of the action taken on this application should notify the Community Planning & Development Department of their interest by participating in the remote public meeting or providing your name, address, and e-mail to the Project Planner with a request to become a Party of Record. Input from the public will be documented in the permit file and forwarded to the Development Commission for their consideration.

Written comments may be sent to Valerie Porter, Community Planning & Development Department, PO Box 1307, Issaquah, WA 98027, or [ValerieP@issaquahwa.gov](mailto:ValerieP@issaquahwa.gov) prior to the meeting. Written or verbal comments may be provided at the meeting. The decision, once rendered, is appealable.

Additional information and the plans are available for review online by going to the City's Active Project Map: [issaquahwa.gov/development](https://issaquahwa.gov/development). To learn more, please contact Valerie Porter at (425) 837-5894.

Publication Cost: \$147.18  
Order No: 19649  
Customer No: 200  
PO #:



**Valerie Porter**

---

**From:** Spencer Lazzar <spencerlazzar@yahoo.com>  
**Sent:** Friday, March 6, 2020 12:39 PM  
**To:** Valerie Porter  
**Subject:** 55 Gilman Brown Bear Wash

Hello Valerie,

I would like to express my support and overall excitement to have Brown Bear Car Wash come to 55 NW Gilman Blvd. As an Issaquah resident who lives across the street from the Issaquah East Creek, I support the efforts by Brown Bear to ensure clean water use that supports our local environment. My wife and I are also monthly subscribers to Brown Bear and look forward to having another location in Issaquah, especially down the street from us. I believe Brown Bear will be a great asset to existing businesses in the surrounding area and a major upgrade from the eye sore that has been the 55 NW Gilman location.

Sincerely,

Spencer Lazzar  
Issaquah Resident

[spencerlazzar@yahoo.com](mailto:spencerlazzar@yahoo.com)

(206) 484-8850

## Valerie Porter

---

**From:** Jay Lazzar <jaylazzar@gmail.com>  
**Sent:** Friday, March 6, 2020 9:44 AM  
**To:** Valerie Porter  
**Subject:** Brown Bear Car Wash Site Development

Hello Valerie:

Very excited to see Car Wash Enterprises dba Brown Bear Car Wash acquire this site at 55 NW Gilman Blvd. As an adjoining property owner since 1979 I have seen years of neglect and poor management with the three previous property owners. Brown Bear has a proven track record of exceptional standards for design, maintenance and customer service at their site at 56th St. in Issaquah and all their facilities throughout the greater Eastside and Seattle.

A drive-thru tunnel car wash will be the perfect compliment to surrounding businesses.

Brown Bear is an iconic northwest brand that has already made substantial commitment in acquiring and performing the necessary underground tank removal, soil remediation and clean up of the property. Hats off to them! Proud to be their neighbor and welcome them to this site.

Let's get this built and open for business, a very much needed service to the Issaquah area.

Sincerely,

Jay Lazzar  
Bedford Island 57 LLC

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**Valerie Porter**

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**From:** Deirdre M <mansfield29@gmail.com>  
**Sent:** Friday, March 6, 2020 9:51 AM  
**To:** Valerie Porter  
**Subject:** Project: Brown Bear Car Wash

Hi Valerie: As a past resident of Issaquah, living on the Sammamish Plateau (which used to be Issaquah some years ago) our family is looking forward to the new Brown Bear Car Wash at the corner of NW Gilman and Front Street.

This is such a popular service and glad to have a convenient place for our cars to be clean.

Thanks so much for getting the project to this stage.

Your friend and supporter,

Deirdre Mansfield  
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